

NEWS OF REAL ESTATE AND NOTES OF BUILDING

Some Activity in Small Residential Properties Here and There in City.

DOINGS IN SUBURBAN LANDS

The One Big Deal of the Week Was Engineered by Young Men in the Business—Various Notes, Showing What Is Going On.

"Things are dull in the real estate market, and the least you have to say about it the better it will be for the business." Thus spoke an Eighth Street real estate agent who buttonholed the man of news yesterday. A Main Street dealer, on the other hand, said: "Now is the time to boom real estate."

In the suburbs there has been not a little activity the past week, and as many as two dozen deals, the details of which I cannot give you, have come to the front. Thus spoke one of the men who makes a specialty of suburban properties.

"Loans have been active this week, and there has been a demand for money to be used in building operations, and the lenders of this class of money have been perfectly willing to turn loose the cash when the property-holders come right up with collateral." Thus spoke an agent who makes a specialty of lending money on good real estate security.

Still another agent, who engineered a forced sale last week, told me that the money-lenders were offering all kinds of terms to the borrowers. He declared that the lenders were not in any way afraid of real estate security, and that he, as agent, was authorized to renew any and all kinds of loans if the borrowers would tote half fair. For instance, he said, "I was authorized to renew a big loan this week if the borrower would only tote fair and pay up the interest due a few months in advance. That he didn't do it was his fault, not the lender's."

The views and the near views of various kinds of agents are given above, and their own language. You pay your money and you take your choice. For my part I think the real estate situation is in a good way.

There have been no forced sales when the people at interest were disposed to halfway right. In the meantime there has been some business of the legitimate kind, and it is quite likely that as much as \$100,000 of city properties changed hands last week. It is true that most of the deals were on the small order, but the fact remains that there was something doing in the real estate realm. I can go into some particulars as to those small sales, but, perhaps, it is best that I should not.

ONE BIG TRANSACTION THAT ATTRACTED MUCH ATTENTION

The one big transaction of the week has already been told about in a brief and general way in the local columns of The Times-Dispatch. This big transaction, which was the making of a deal with a big cash difference at the end of it. It was a trade between the Richmond Dairy Company on the one side and J. D. & C. Carneal on the other. The dairy company owned valuable property at the northwest corner of Grace and Poushee Streets, which fronts 102 feet on Grace Street by 150 feet on Poushee, and has on it three brick dwellings that front on Grace Street. The dairy company sold this property to the Carneals for \$130,000, which was the cash value they put upon it, and they took in part payment the Raleigh Apartment house, at the southwest corner of Franklin and Harrison Streets, at the round sum of \$100,000. The Carneals paying the difference of \$30,000 in cash. There was no changing of properties in this deal and no marking up of values in the recording of the deals. As a matter of fact, the deeds that passed carried with them the usual \$10 consideration, etc., and it was only by the clerk's assessment of values that the real facts came out, and these assessments showed the value of the properties to be according to the figures recorded above.

This is one of the big legitimate deals of the season, and was engineered by Frank S. Richeson, junior member of the firm of Richeson & Crutchfield, who represented the Richmond Dairy company, and Earnest Garrett of the J. D. Carneal & Son real estate agency, who represented the Messrs. Carneal.

As before indicated, this deal was one of the largest in the real estate realm for many months past.

The men who handle farm lands within the territory surrounding Richmond report right good business for the past two weeks, and they tell me that they are going to make some very fine reports after the State Fair. As a matter of fact, they are looking for not a few buyers who will be here to attend the fair, and maybe linger in old Virginia long after the attractions of the fair are over and forgotten.

AUCTION SALES—Future Days.

J. W. Lord & Co., Auctioneers. Preliminary Announcement.

AUCTION SALE
ON TUESDAY, OCTOBER 27, 1914.

Two Capital Farms
near Centula, in the Petersburg car line. Also all stock and implements. Further particulars from

J. W. Lord & Co., Auctioneers.
1110 E. Main St., Richmond.
Phone Randolph 6831.

AUCTION SALES—Future Days.

THE VALENTINE AUCTION CO.
PHONE MADISON 1906
618 EAST BROAD ST.

International Auto Truck
AT AUCTION.
We will sell in front of our auction rooms, No. 618 East Broad Street, TO-MORROW, OCTOBER 5, 1914.

one International Auto Truck, 20-H.P., 1,600 pounds tonnage, high wheels, solid tires, chain drive. In use about twelve months. Cost \$900. In good running condition.

THE VALENTINE AUCTION CO.
BY ELAM & FUNSTEN.
Real Estate Auctioneers.

TRUSTEES' PUBLIC AUCTION SALE
OF
That Handsome Apartment House Known as the "Bellevue Flats"

Situated at the Southwest Corner of Fifth and Cary Sts.

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In execution of a certain deed of trust, dated the 1st day of May, 1907, to the undersigned trustees, and duly recorded in the Chancery Court of the city of Richmond in D. B. 123-A, page 204, default having been made in the payment of the debt secured and becoming required to do by the beneficiary thereunder, we, the undersigned, will sell by public auction on the premises

FRIDAY, OCTOBER 16, 1914.
at 4:30 P. M.

that most desirable, well appointed, attractive and substantially built apartment house known as the "Bellevue Flats"; the property being described in the deed of trust as follows: "Beginning at the southwest corner of Fifth and Cary Streets, in the city of Richmond, thence running southwesterly along Fifth Street sixty-nine (69) feet, four (4) inches to the line of Sutton & Co's lot, thence westwardly with Sutton & Co's line one hundred and one (101) feet, five and one-half (6 1/2) inches, thence northwesterly sixty-nine (69) feet, four (4) inches, more or less, to Cary Street and thence eastwardly one hundred and one (101) feet, six and one-half (6 1/2) inches to the beginning, the same being lots No. 101 and No. 102, that were conveyed to Lewis Ginter by J. W. Anderson, special commissioner, by his deed, bearing date on 14th November, 1887, and recorded in the clerk's office of the Chancery Court of the city of Richmond, Va. in D. B. 134-B, page 28, together with a strip of land four (4) feet, ten (10) inches wide added to the rear thereof. This property on account of its convenient location should always command good rental by excellent class of tenants, and its proximity to the business center should make it a most desirable investment. It can be seen at once that it will be open for inspection at a moment's notice."

TERMS: Cash.
HENRY R. MILLER,
W. PLEASANTS REDD, Trustees.

ELAM & FUNSTEN,
Auctioneers.

THE VALENTINE AUCTION CO.
PHONE MADISON 1906
618 EAST BROAD ST.

TRUSTEES' AUCTION SALE
OF
FULTON PRESS

By virtue of a deed of assignment from A. D. Chandler and F. S. Chandler, trading as Fulton Press, Printers, to me as trustee, I will sell at public auction, on the premises,

NO. 2002 WILLIAMSBURG AVENUE,
THURSDAY, OCTOBER 8, 1914,
at 10:30 o'clock A. M.

the equipment of the Fulton Press, consisting of one Chandler & Price Job Press, 10x15; two Chandler & Price Job Presses, 8x10 (one of which is practically new); one Liberty Job Press, one one-half horsepower A. C. Motor, Shafting and Belts; one Chandler & Price Cutting Knife and two Knives; lot miscellaneous tools; three hammering Machines, one Dating Machine, one Wire Sticker, two Hamilton Cases and Rack with complete sets of type (one of these only recently bought and good as new); 50 Job and News Cases (standard size); two Wisconsin Cabinets and Job Cases, large assortment of various fonts of type and Furniture, Paper Stock, two Decks, Electric Buzz Fan, Royal typewriter, etc.

Sale positive. TERMS: Cash.
T. A. ARMITAGE,
Trustee.

THE VALENTINE AUCTION CO.
Auctioneers.

BY VIRGINIA AUCTION CO.,
General Auctioneers,
616 East Broad Street.
Phone Madison 3551.

AUCTION SALE
OF
HOUSEHOLD EFFECTS AT NO. 631 NORTH EIGHTH STREET,

MONDAY, OCTOBER 5, 1914,
commencing at 10:30 A. M.

Mahogany frame dayenport, ladies' Writing Desk, Book-Cases, three-piece Bed, Dressing, Pictures, three Brass Beds, Springs and Mattresses, Mahogany Dresser and Stand, Chiffoniers, drop-head Singer Machine, Comet Heater, Hall Rack, Oak Buffet, mission round Pedestal Table and Chairs, Refrigerator, China, etc.

Sale positive. TERMS: Cash.
Ladies invited to attend.
VIRGINIA AUCTION COMPANY, Auctioneers.
GEO. V. OLIVER, Salesman.

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OF
FULTON PRESS

FOR RENT—Houses.

FOR RENT.

17 North Fifth Street

About fourteen rooms. Centrally located. Convenient to everything desirable. See us to-day about this.

Chewning & Boxley
FOR RENT.

No. 2001 West Grace St.

Ten rooms, bath, hot water heat, etc. (unexpired lease). Can make interesting concession in order to secure immediate tenant.

J. A. CONNELLY & CO.
FOR RENT.

Very Desirable Central Home

No. 512 North Seventh, at reduced rental. Tip-top order.

RICHESON & CRUTCHFIELD.
For Rent

\$420 per an.—3210 Floyd Ave., 7 rooms. At once.

\$200 per an.—2521 Floyd Ave., 8 rooms. At once.

\$330 per an.—3112 W. Cary St., 8 rooms. At once.

\$240 per an.—1118 W. Marshall St., 9 rooms. At once.

\$216 per an.—601 North Avenue, Highland Park, 7 rooms. At once.

\$400 per an.—417 and 421 W. Main St., 6 rooms. At once.

EPFES-EPFES & CO.
FOR RENT.

421 W. Grace St.

First apartment. Heat included. N. W. BOWE & SON.

Listen, Mr. Homeseeker

We can rent you at special inducements a most delightful modern residence or flat on Grace Street, Grove, Hanover or Floyd Avenues. Also others on Cherry, Pine, Morris and Harrison Streets.

Phone or see us for full information.
MOOREFIELD & BLAKE,
20 North Eighth Street.

FOR RENT

The following attractive dwellings at reduced rentals:

1605 West Grace. Three-story. Ten rooms.

1412 Park Avenue. Eight rooms; steam heat.

307 South Third. Nine rooms. Very attractive.

2216 Hanover Avenue. Eight rooms.

1102 Floyd Avenue. Eight rooms.

319 Harrison Street. Eight rooms.

10 North Second near Franklin St.

112 North Morris Street. Eight rooms.

113 South Fifth Street. Seven rooms.

2514 East Grace Street. Nine rooms.

SUTTON & CO.
FOR RENT.

11 S. Second St.

at reduced rent to immediate tenant. SULLIVAN & CO.

Attractive Rent List

Apartments, Dwellings, Flats.

McVeigh & Glinn
FOR RENT.

Nice Dwelling.

614 N. Eighth Street

Fifteen minutes' walk of business centre; eight rooms. Only \$300. JOHN T. GODDIN & CO.

FOR RENT.

108 E. Franklin St.

TWELVE ROOMS.

N. W. BOWE & SON.

FOR RENT.

6 EAST MAIN STREET

Twelve rooms. Nice place for boarding-house.

JOHN T. GODDIN & CO.

FOR RENT.

1601 Monument Ave.

Eight rooms, first apartment, hot water heat included.

N. W. BOWE & SON.

FOR RENT.